

Pennsylvania Station Area Civic and Land Use Improvement Project

Community Advisory Committee Working Group
April 28th, 2022

CONFIDENTIAL



**Empire State
Development**

1. Status Updates

- Refresher on modifications to GPP from CACWG recommendations
- Process/Timeline
- ESD Response to Senators' letter re financing/Financial framework
- Penn Projects

2. Site-by-Site Improvements

- Transit
- Public Realm

3. Further Proposed Revisions to Design Guidelines (Response to City Planning Commission letter)

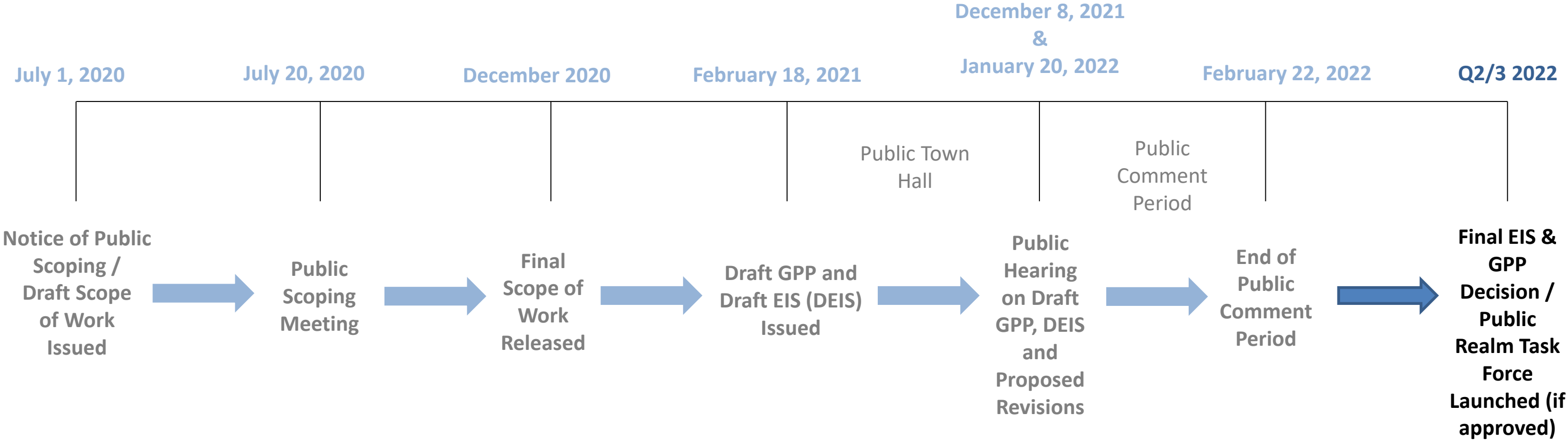
- Open space within development parcels
- Sustainability
- Loading
- Signage

4. Homelessness and Social Services Working Group

CACWG Recommendations

- 66 recommendations provided
 - 44 were within the scope of GPP
 - ESD addressed all but 3:
 1. Require ULURP
 2. Begin PILOT payments now
 3. Preserve historic resources in all circumstances





ESD Response to Senators’ Letter

FINANCIAL UPDATE

- Discussions with the City regarding the GPP financial framework (including PILOT) are ongoing
 - Letter of understanding anticipated prior to ESD board consideration
 - Agreed-upon framework will be the basis for negotiating site-by-site Development Agreements with developers at the time of each site's development
- City will be made whole for existing property taxes, adjusted annually, on all GPP sites, so the City will not lose existing tax revenue
- Framework would limit the scope and duration of PILOT to funding and financing the reconstruction and expansion of Penn Station and GPP transit and public realm improvements; thereafter PILOT agreements would terminate, and the GPP sites would revert to paying full taxes to the City

Penn Station Update

Penn Reconstruction

- MTA will be publishing a solicitation for a preliminary design consultant team shortly
- The railroads are currently discussing federal environmental review steps (NEPA) with FRA/FTA
- We anticipate starting NEPA this summer
- A Stakeholder Advisory Group will be formed during the preliminary design phase:
 - Governor Hochul has directed that the SAG be rider-oriented
 - She wants to hear many rider voices, including Amtrak and NJ TRANSIT riders
 - SAG will be focused on the passenger experience

Penn Expansion

- Amtrak will be awarding a preliminary design contract shortly
- Work is currently focused on engineering issues and train operations simulations
- We anticipate starting NEPA later this year

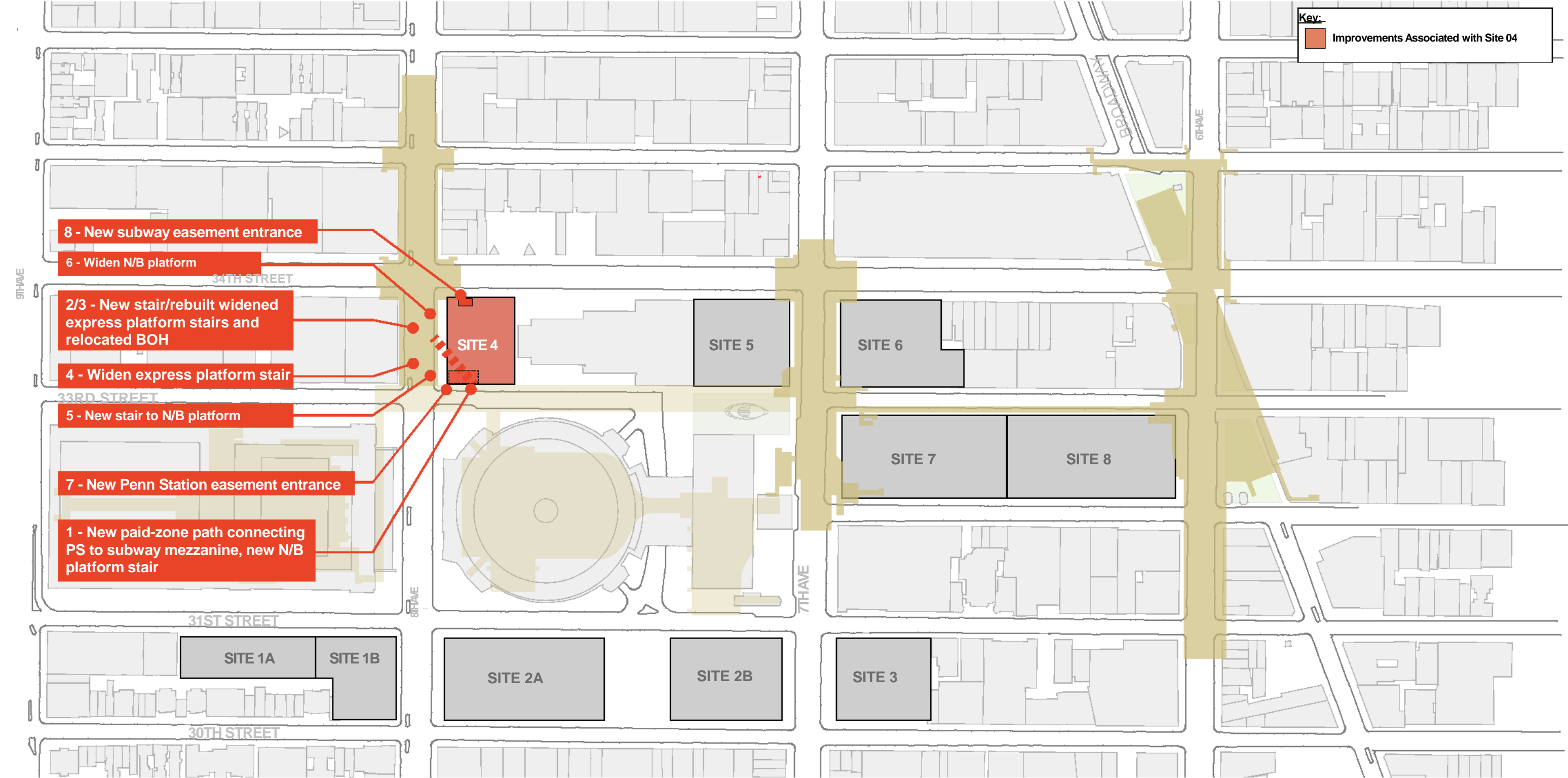
Penn Station Update

Federal Funding

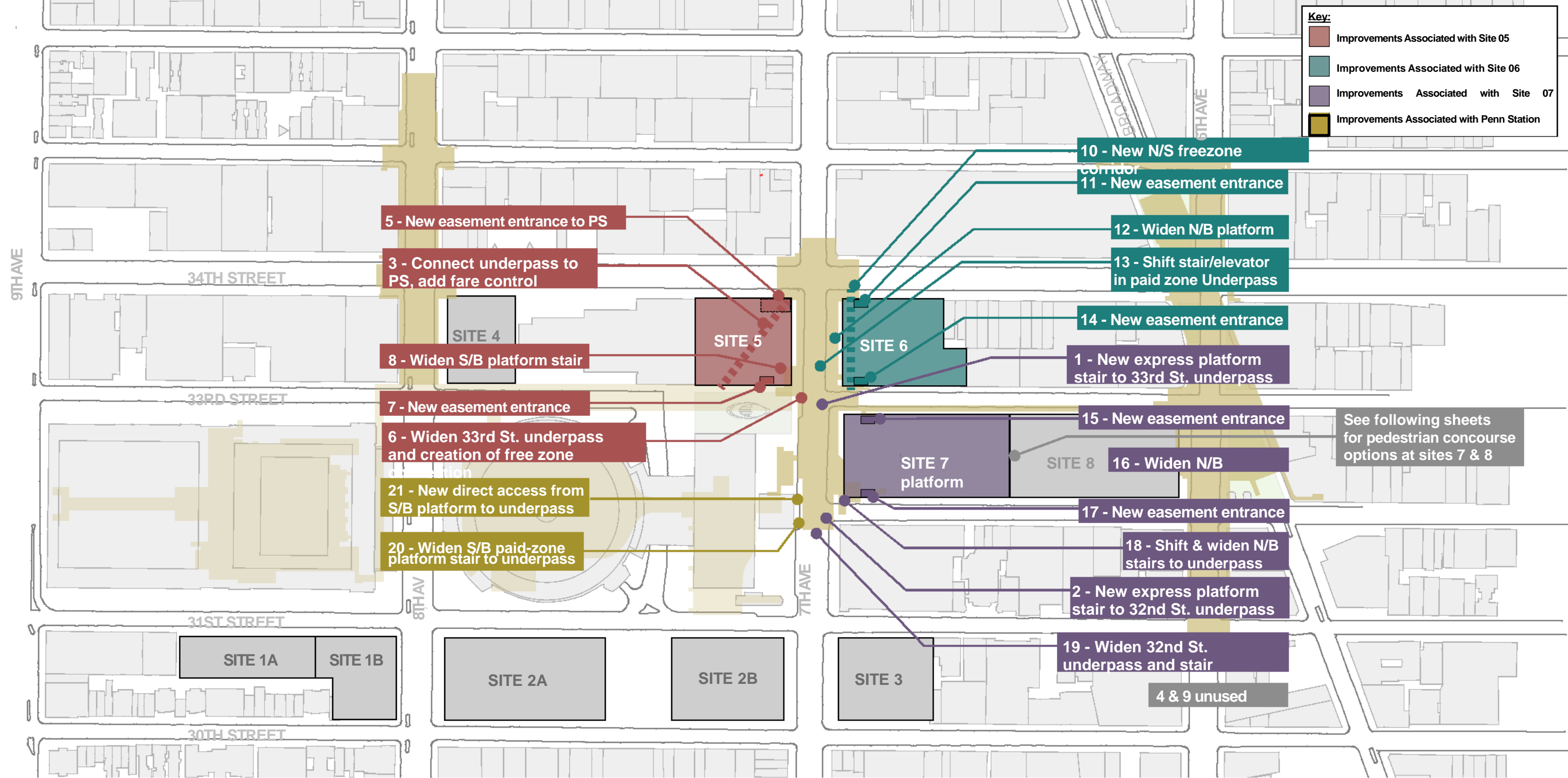
- There is a program in the federal Infrastructure Investment and Jobs Act that may be a good fit
- The railroads will all be pressing USDOT for the maximum contribution under this program
- But:
 - This program will fund projects in the entire 450-mile long Northeast Corridor
 - The rules for this program have not been published yet, so we don't know what level of federal contribution will be available
 - We won't know how USDOT will prioritize the investments for some time
 - 80% funding may be unlikely given competition among dozens of projects for finite funding
 - The sooner we are ready for construction, the more likely we are to get funding

Transit Improvements

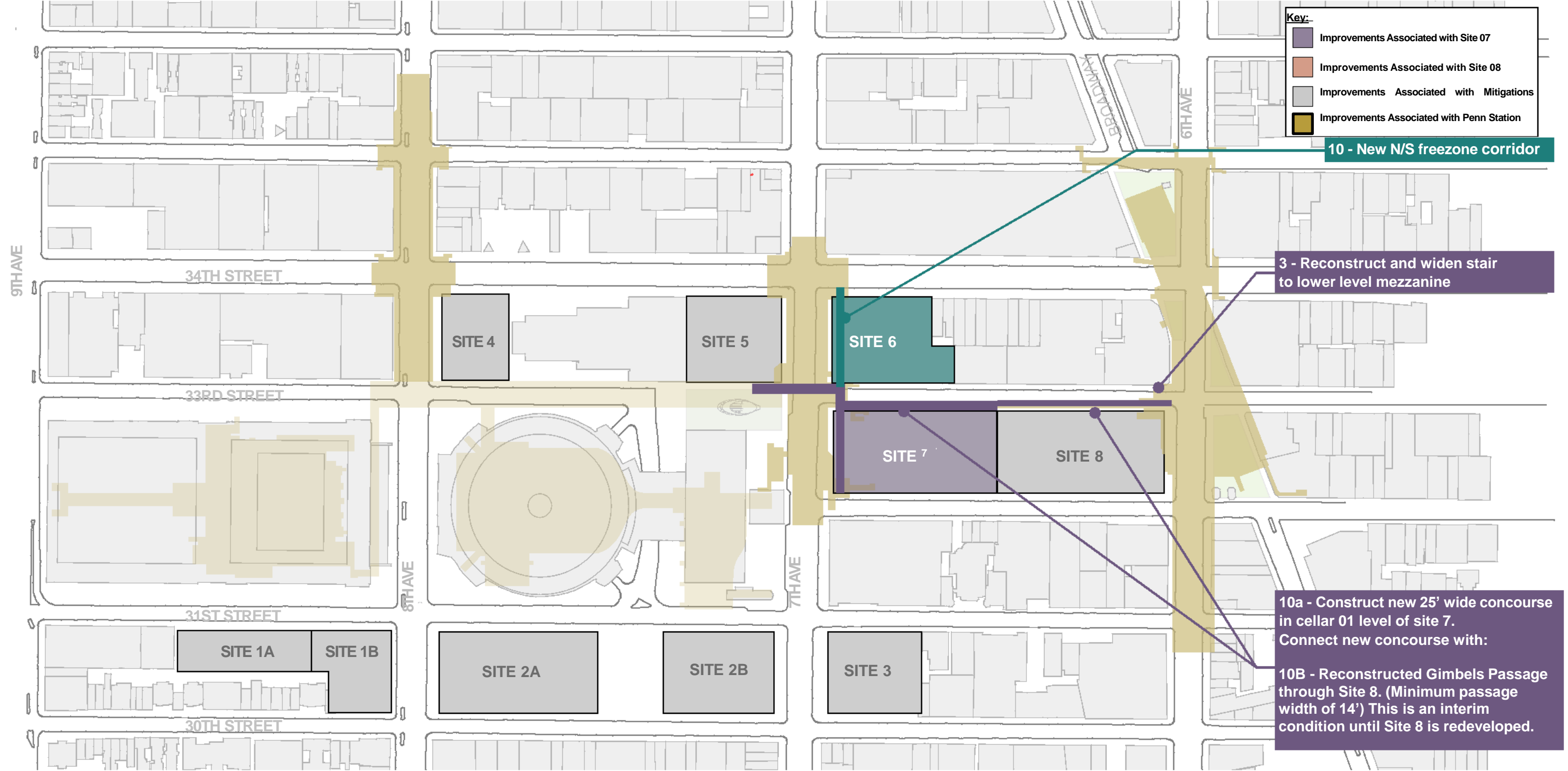
Transit Improvements: 8th Ave IND (A/C/E)



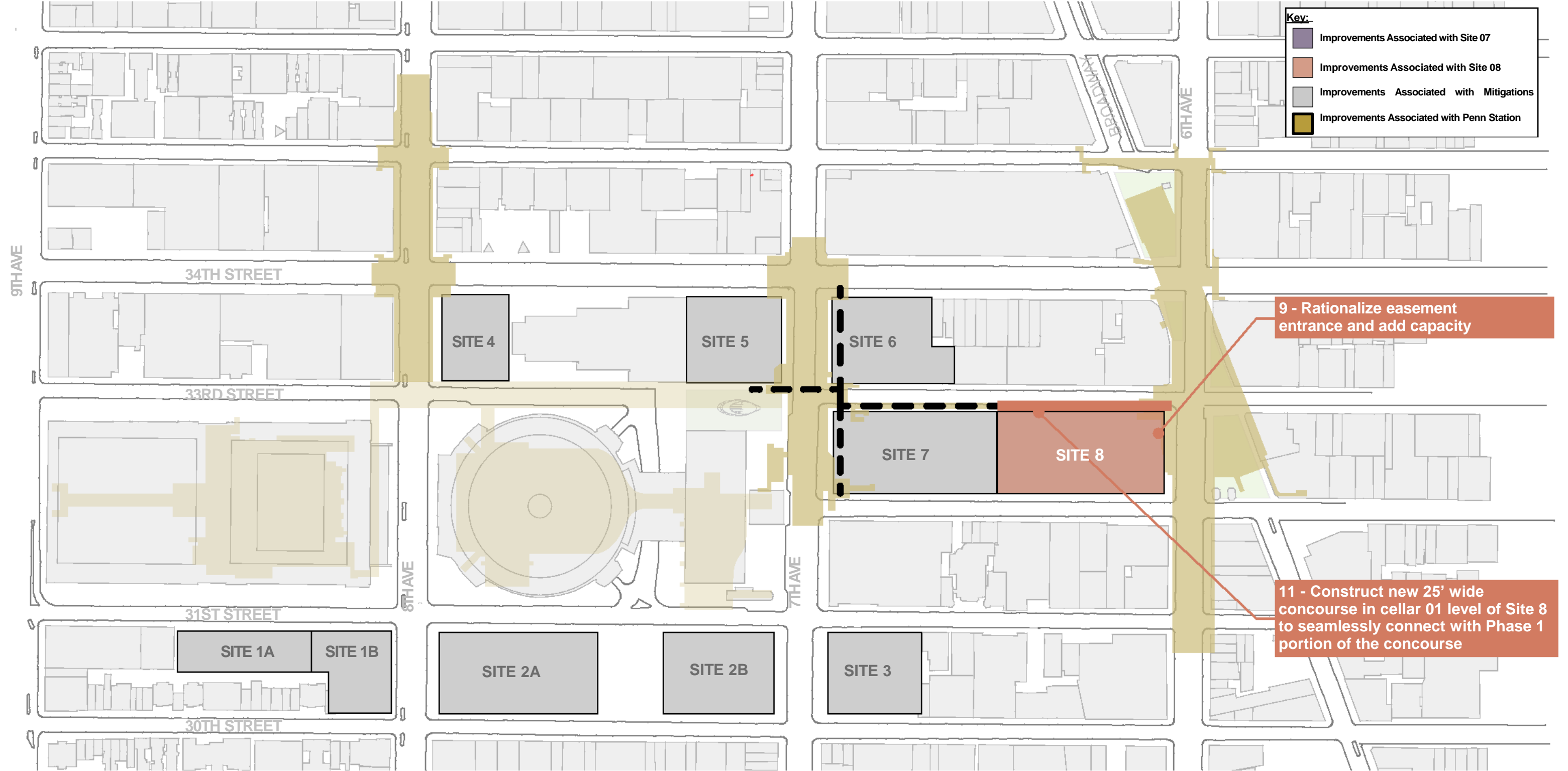
Transit Improvements: 7th Ave IRT (1/2/3)



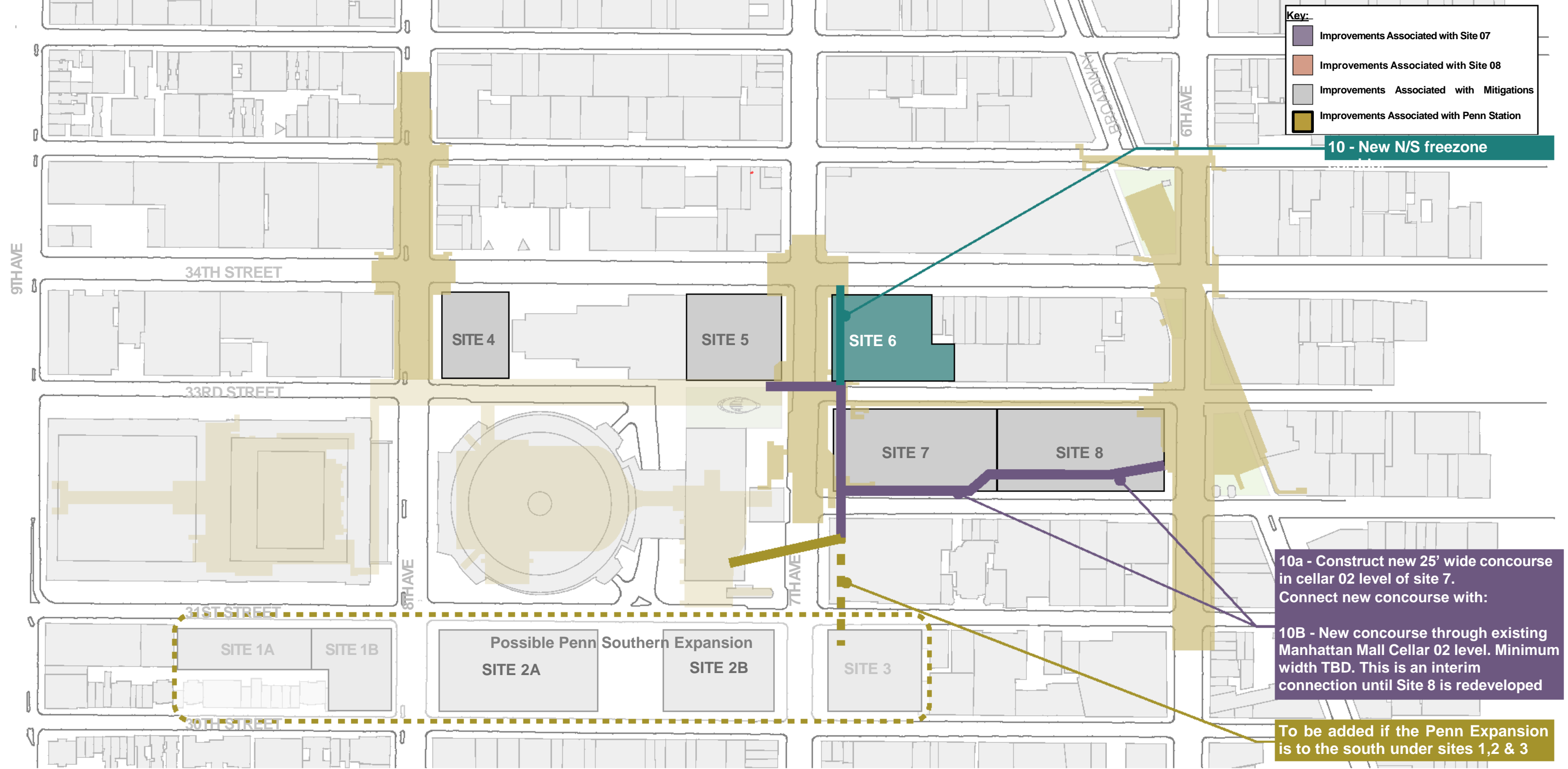
Transit Improvements: Herald Square/Underground Concourse - Option 1 Phase 1



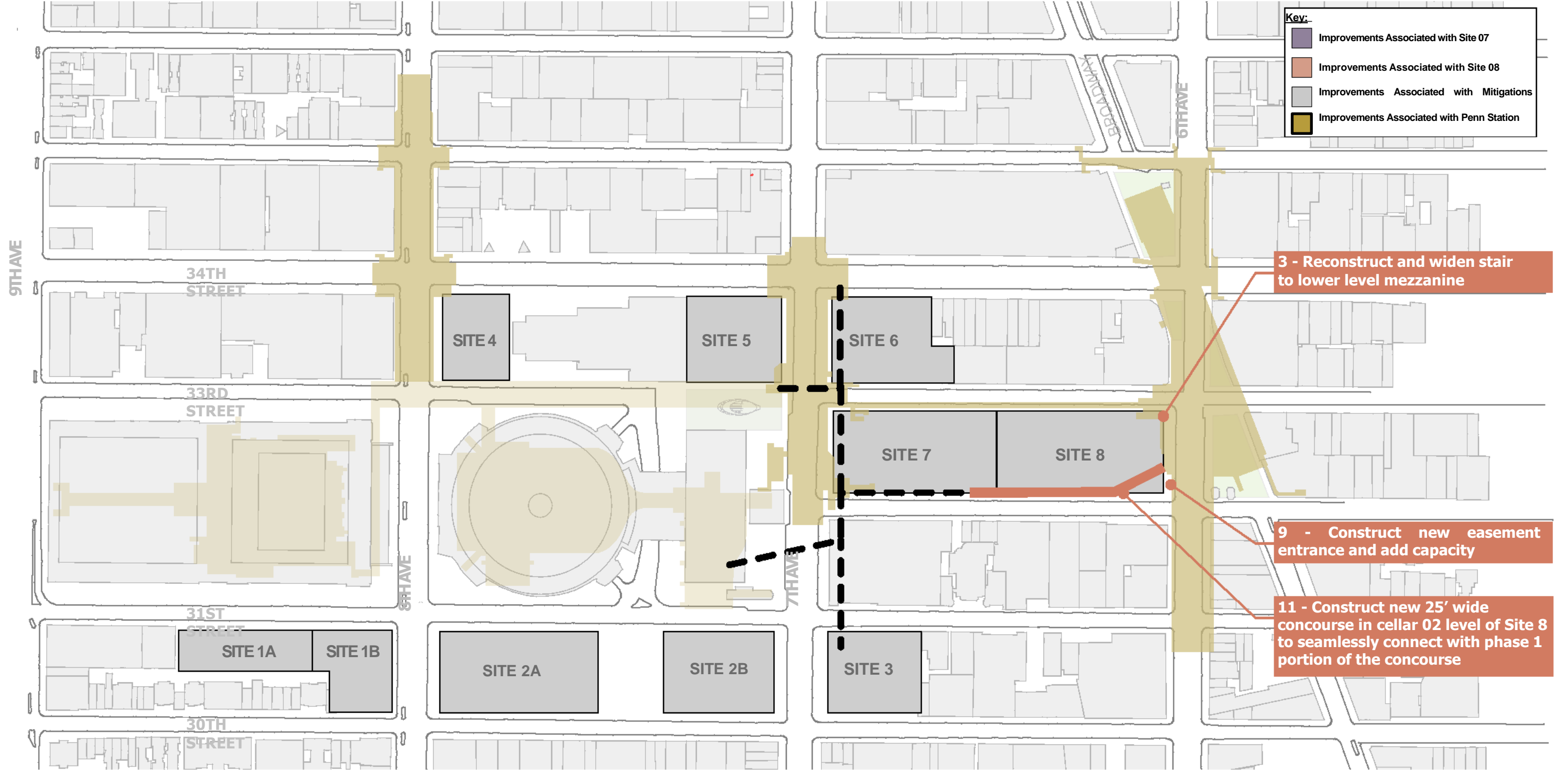
Transit Improvements: Herald Square/Underground Concourse - Option 1 Phase 2



Transit Improvements: Herald Square/Underground Concourse - Option 2 Phase 1



Transit Improvements: Herald Square/Underground Concourse - Option 2 Phase 2



Public Realm Improvements

SITE BY SITE IMPROVEMENTS – PUBLIC SPACE

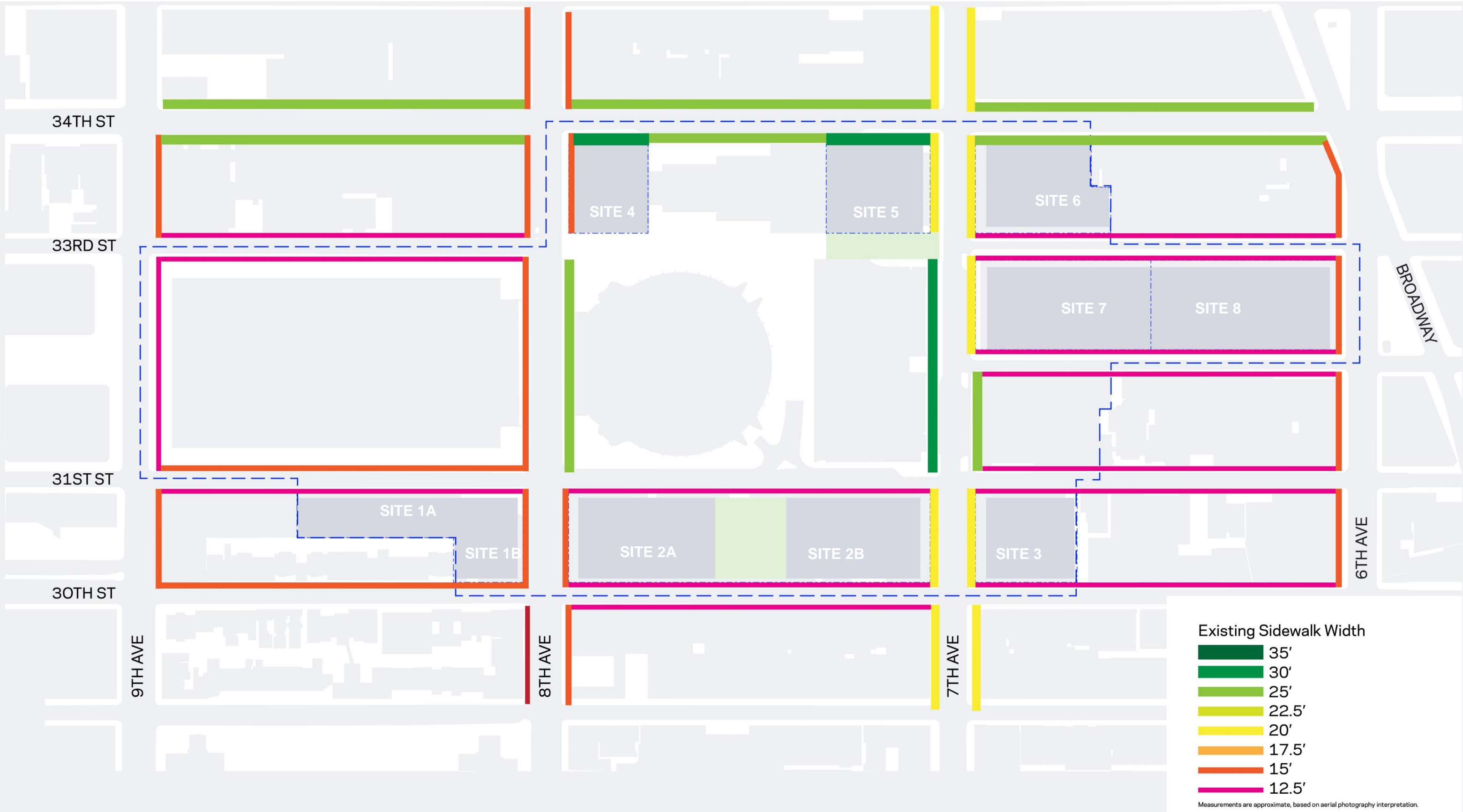
Public Space Percentages equal:
Sidewalk Widening + Transit 150% + Additional Public Space
Lot area



Sf add'l public space required (in addition to widenings + transit)	
SITE 1A	0 sf
SITE 1B	0 sf
SITE 2	30,000 sf
SITE 3	0 sf
SITE 4	484 sf
SITE 5	1,997 sf
SITE 6	2,221 sf
SITE 7	4,818 sf
SITE 8	5,755 sf

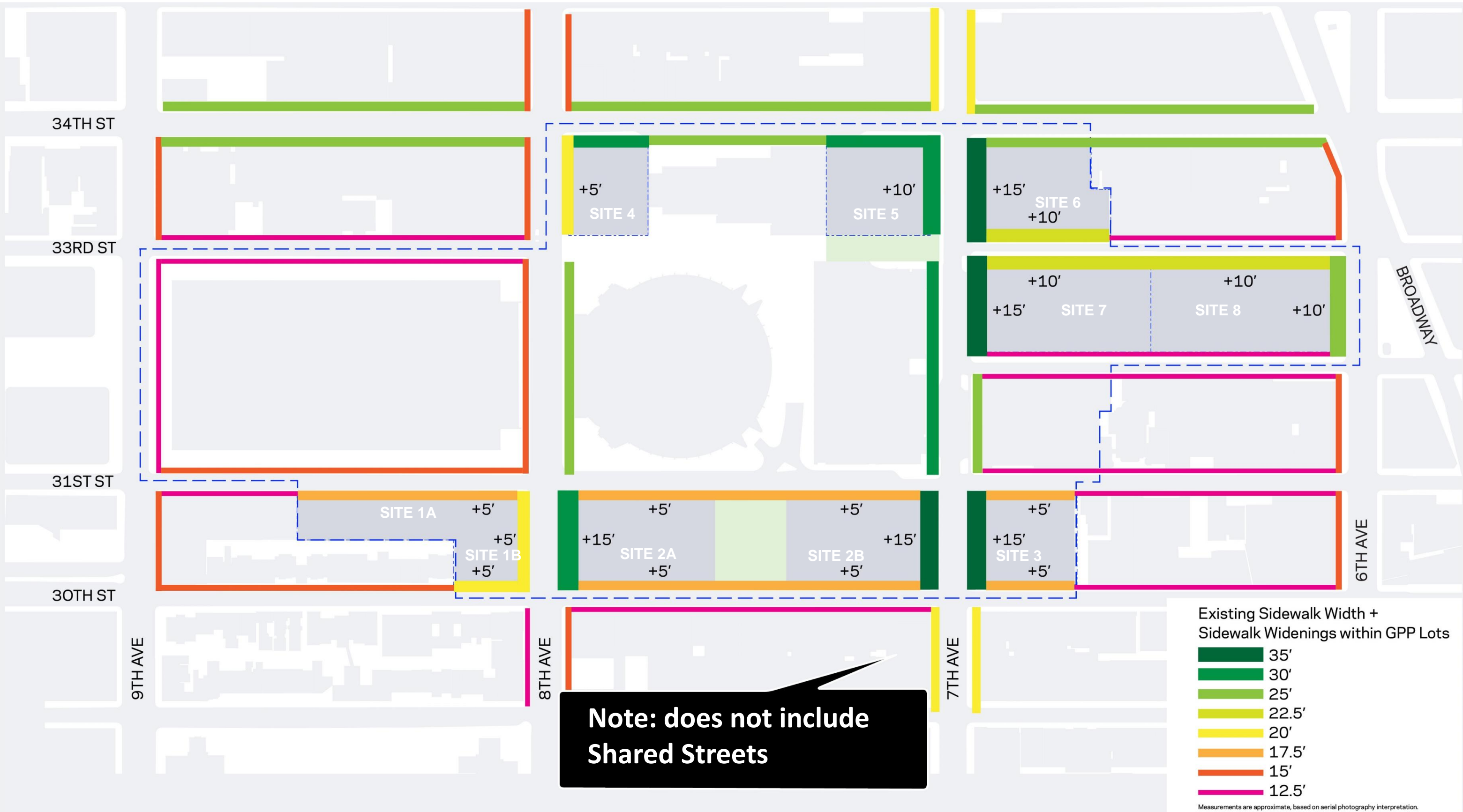
SITE BY SITE IMPROVEMENTS – EXISTING SIDEWALK WIDTHS

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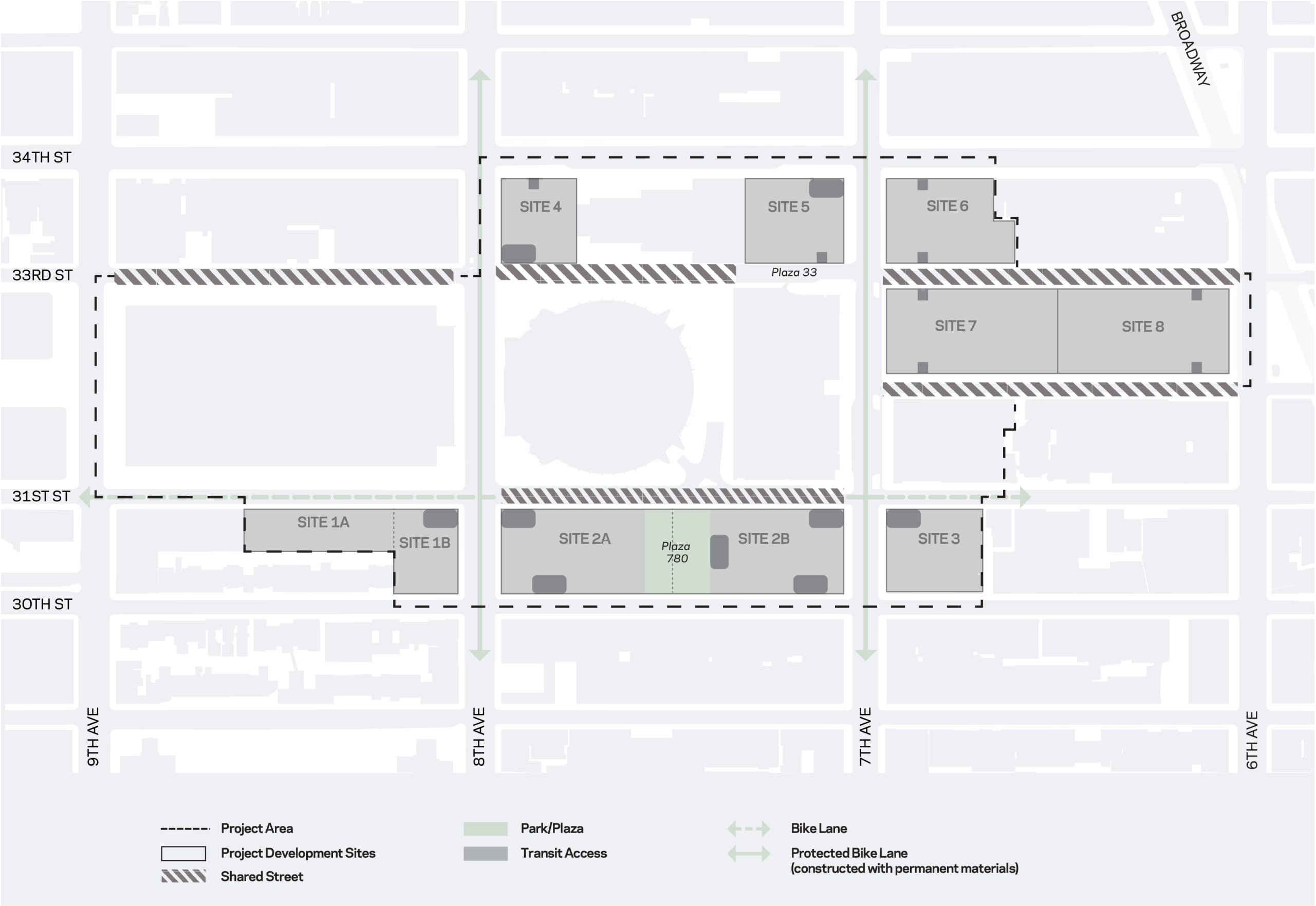
SITE BY SITE IMPROVEMENTS – SIDEWALK WIDENINGS

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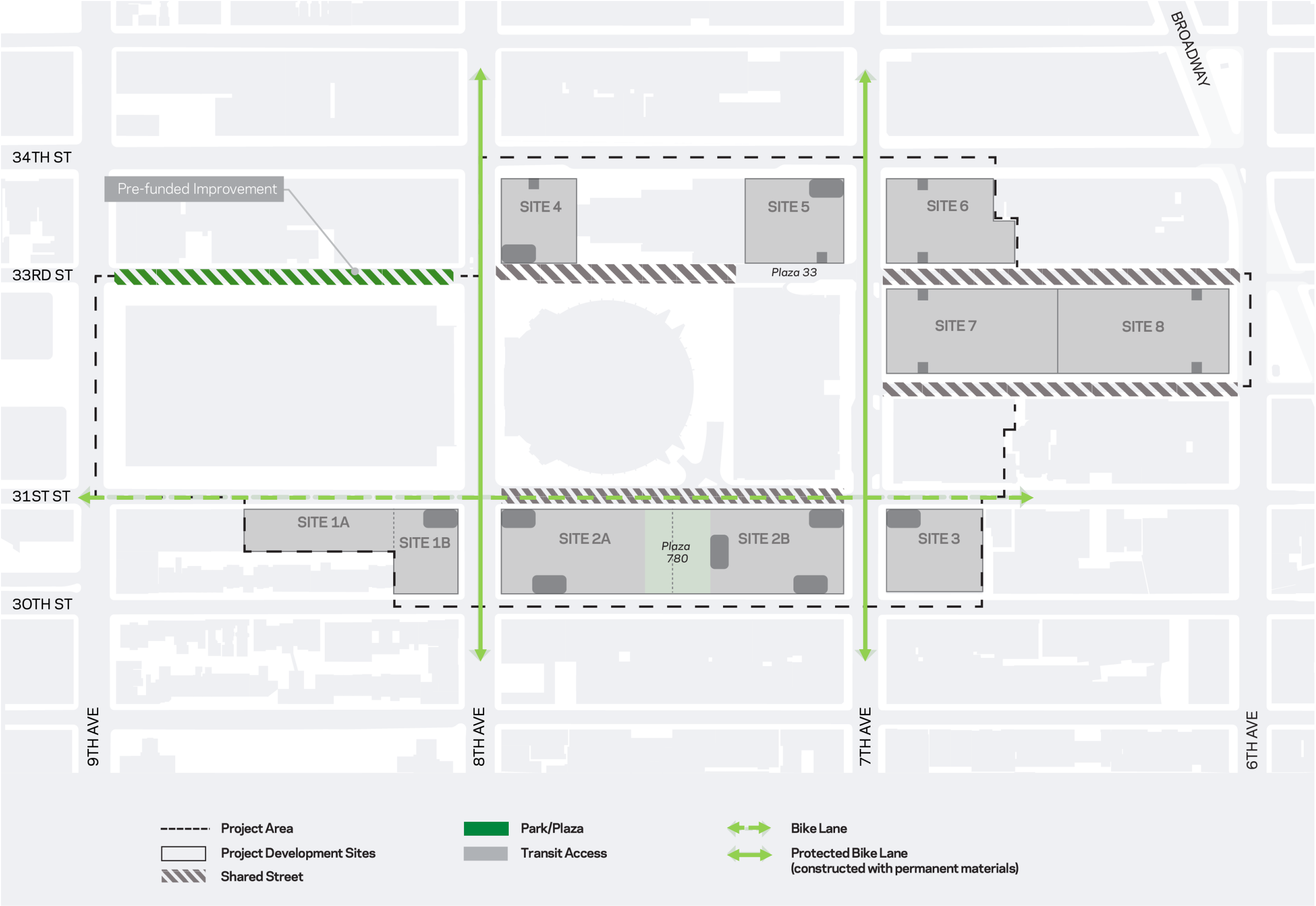


SITE BY SITE IMPROVEMENTS – SHARED STREETS AND PUBLIC PLAZA

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SITE BY SITE IMPROVEMENTS – SHARED STREETS AND PUBLIC PLAZA



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SITE-BY-SITE IMPROVEMENTS – SHARED STREETS & PUBLIC PLAZA



Response to CPC Letter

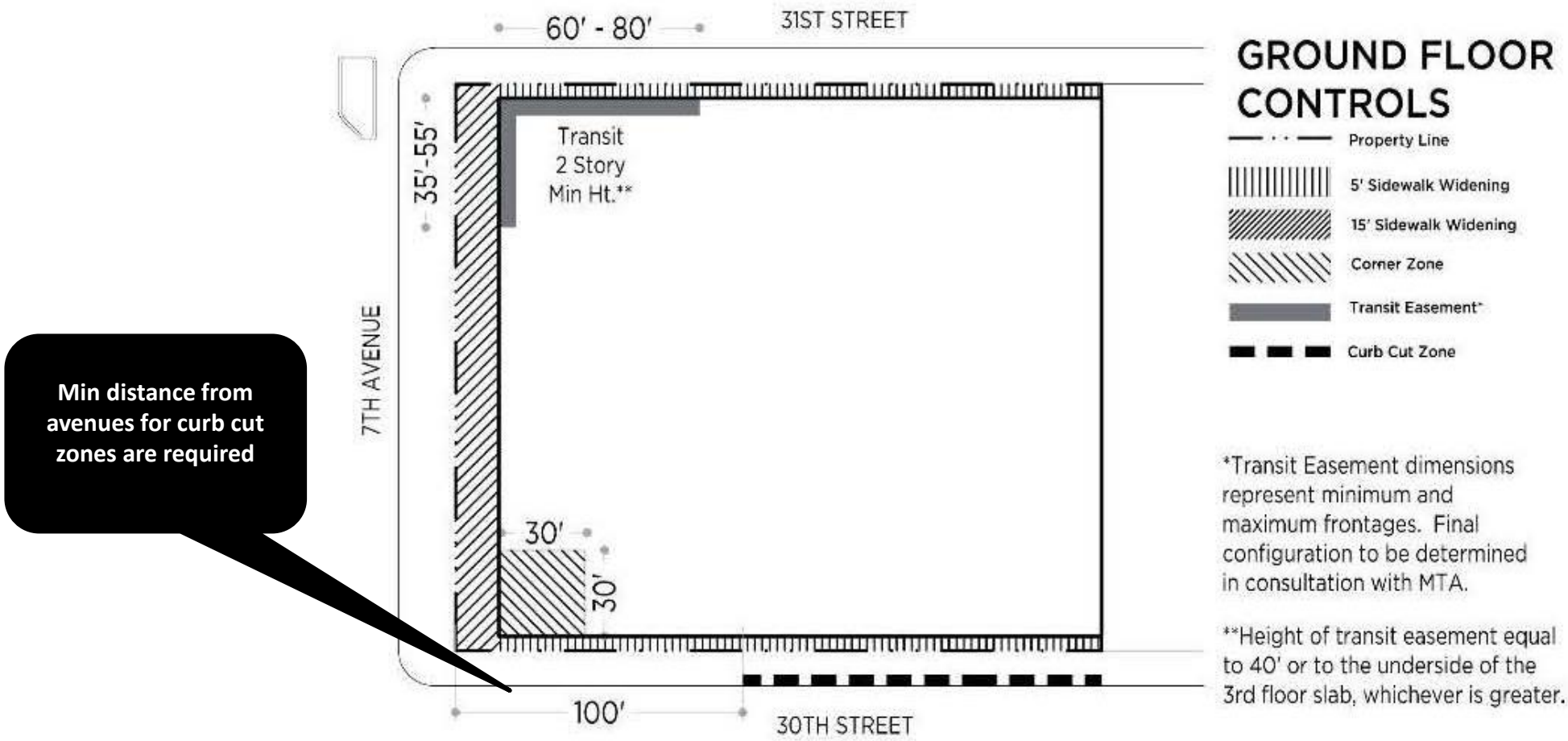
- *Financing*
- *Penn Station Reconstruction and Master Plan*
- *Transit Improvements*
- *Sidewalk Improvements*
- *Public Space*

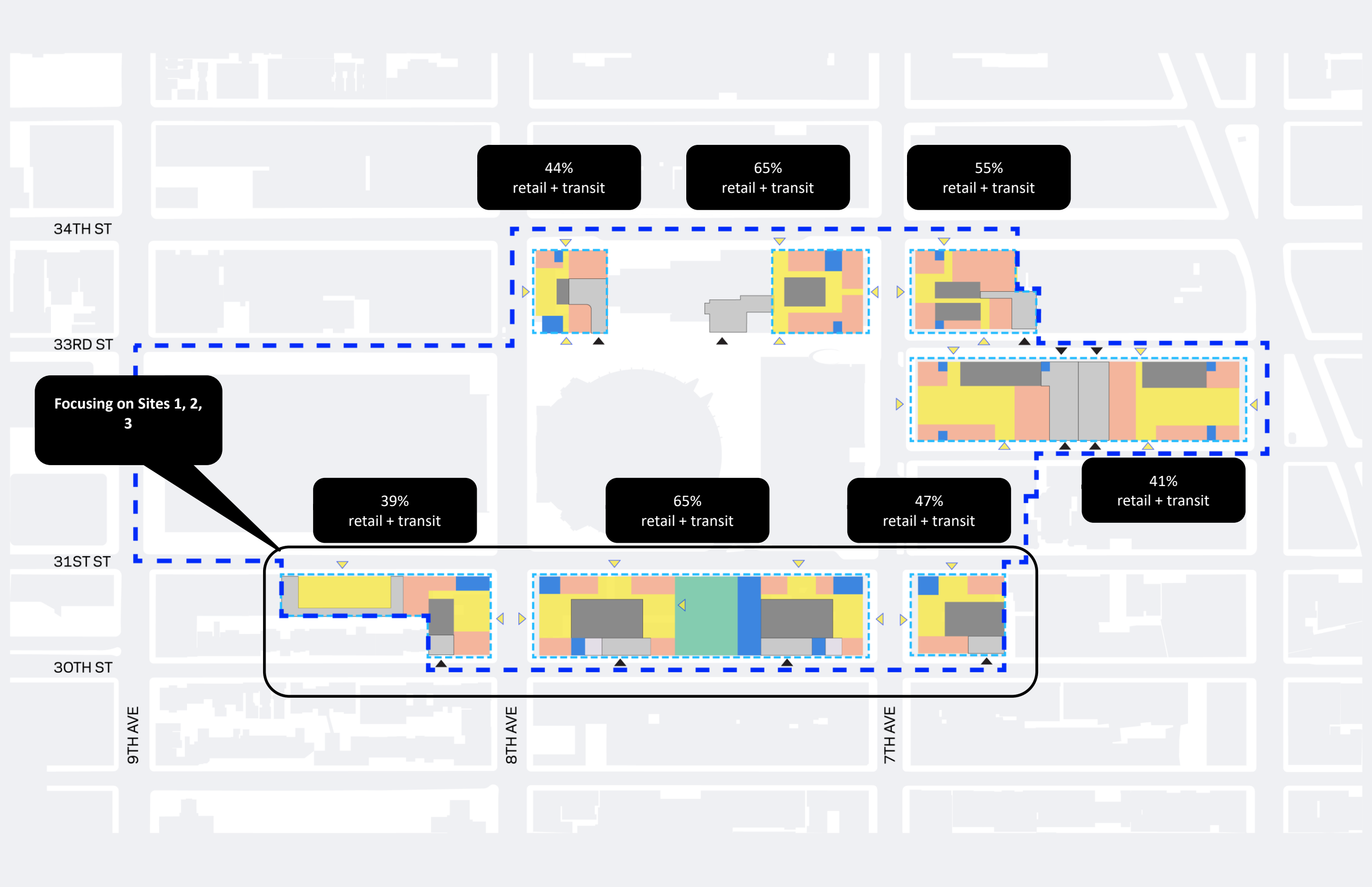
Continued Coordination through Public Realm Task Force

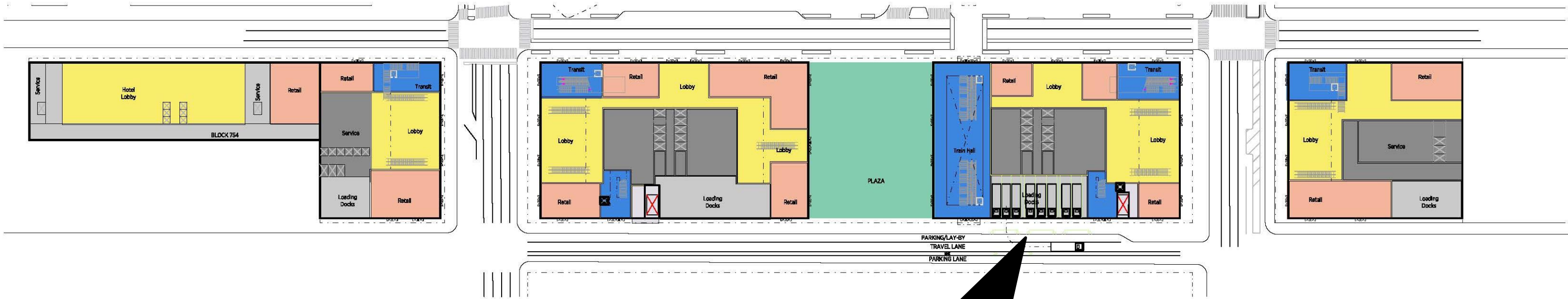
- Herald and Greeley Squares
- Shared Streets Design
- Bike Lanes
- Loading
- Signage
- Sustainability

LOADING

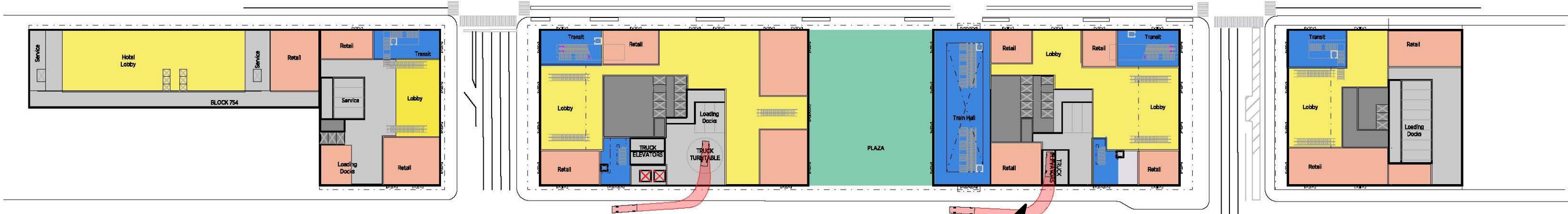
- *Design Solutions*
- *Operational Solutions*





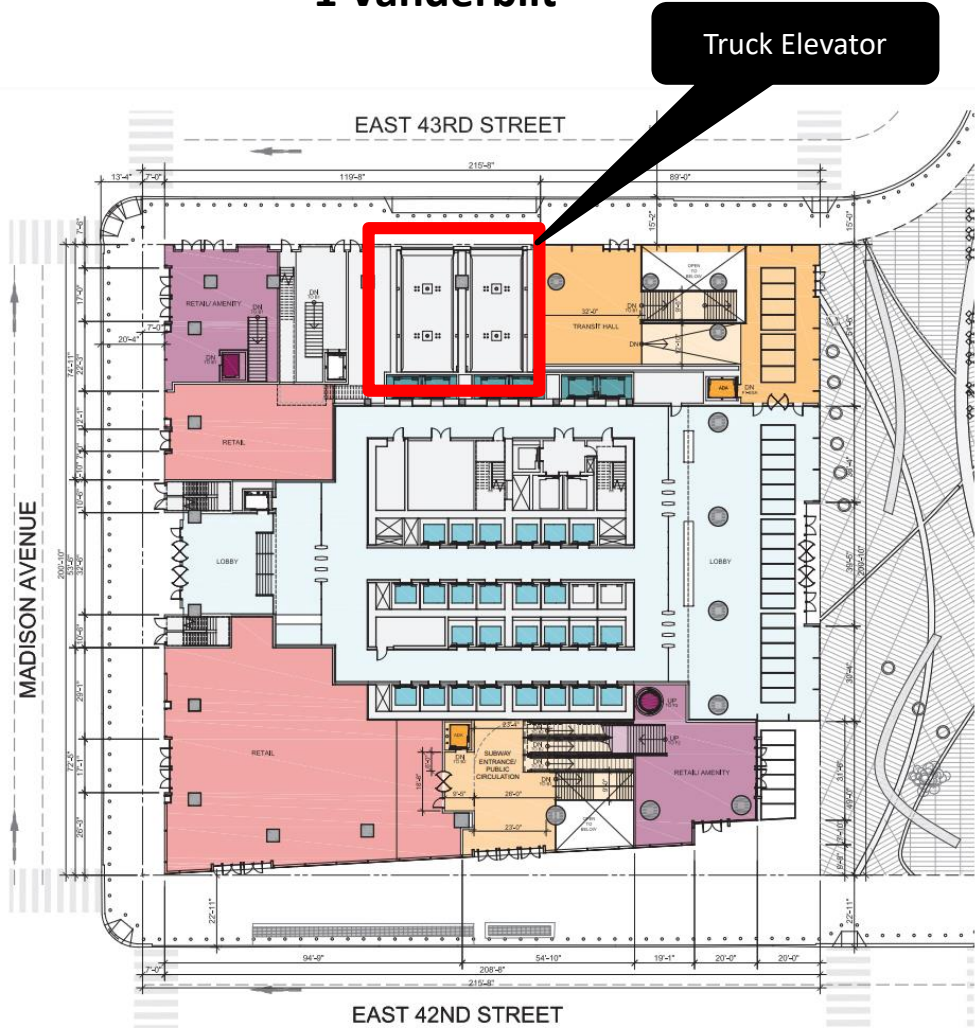


Assuming Back in – Head Out

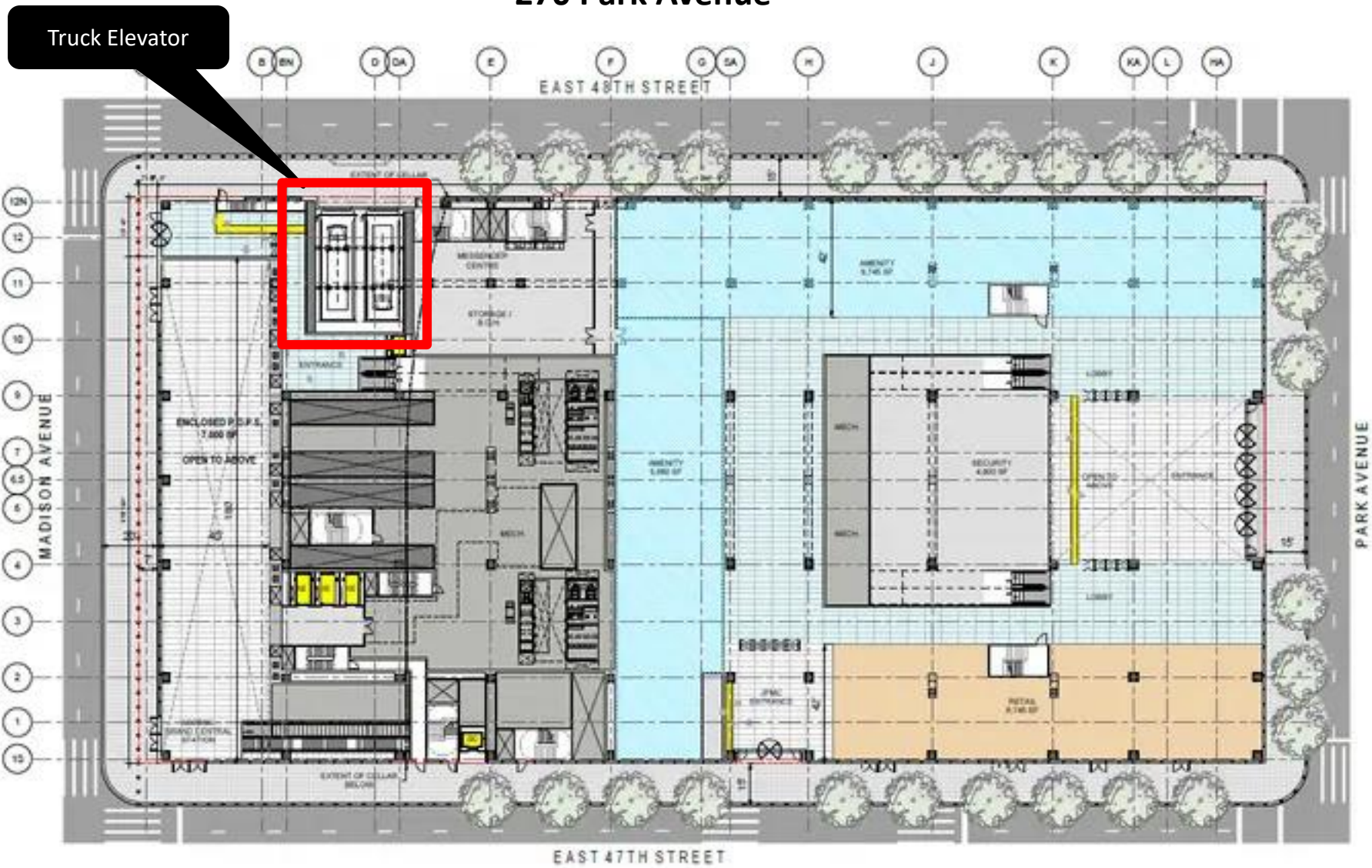


Requiring Head in – Head Out where feasible

1 Vanderbilt



270 Park Avenue



LOADING DOCK MANAGEMENT SYSTEM

- Digital software to manage and schedule the loading dock to increase utility of loading docks.
- Allows for monitoring and accountability of suppliers at the building-scale



Source: Opendock

BUILDING DELIVERY PLANS

Requires property owner to outline approach to the receiving and storage of goods.

- Includes management and associated building spaces (e.g. mail rooms and loading docks).
- May also be applied to building service vehicles.

◀ 8 9 10 11 12 13 14 ▶▶ Friday Feb 13

MORE APPROVE ALL

Goods In

06:00 MDT

06:30 MDT

07:00 MDT

07:30 MDT

1119094

1119096

Purchase Order Criteria

PO #

Supplier: Supplier A

Site: Any

Warehouse: Any

Booked:

Q SEARCH Q SEARCH IN SYNC X CLEAR

Filter Exclude JUMP TO ASSEMBLE

Estimated Delivery date

From:

To:

PO#	Supplier	Warehouse	PO BookingStatus	SKU	QTY
1119093	Supplier A	Goods In	<input type="checkbox"/>	BT008574	43200
1119094	Supplier A	Goods In	<input checked="" type="checkbox"/>	BT008574	43200
1119096	Supplier A	Goods In	<input checked="" type="checkbox"/>	BT008574	43200
1119097	Supplier A	Goods In	<input checked="" type="checkbox"/>	BT008574	43200

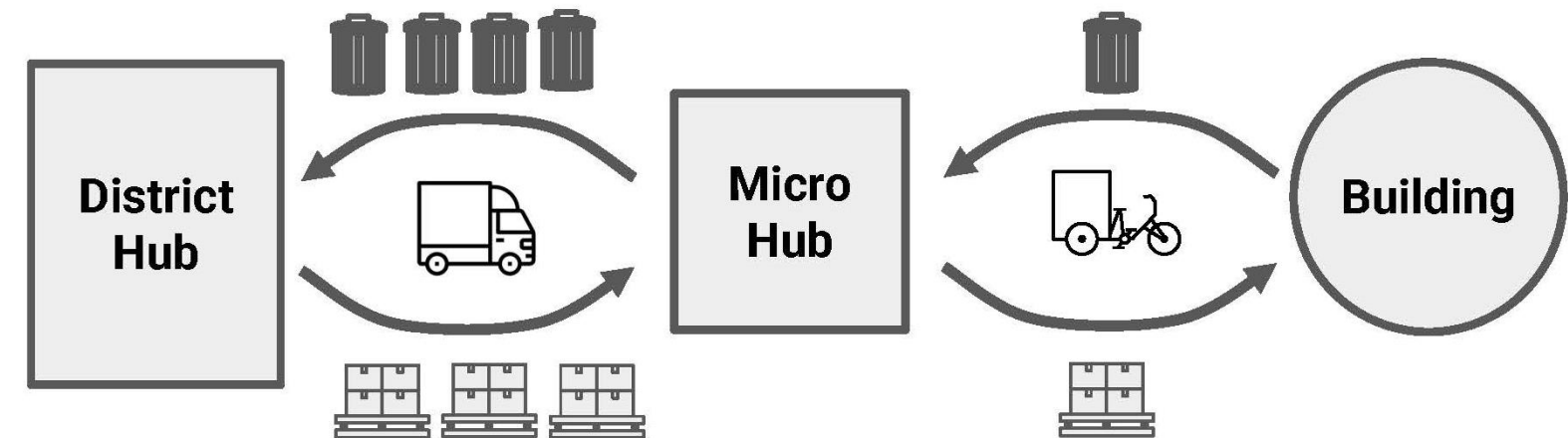
Source: c3solutions.com

CONSOLIDATION CENTER (for sites 1, 2 and 3)

- Consolidation centers are strategically located receiving center where trucks drop off goods rather than going to each store.

MICRO CONSOLIDATION HUBS

- Smaller logistics facilities located within dense neighborhoods to support delivery efficiency in the last mile.
- Packages from micro-hubs may be delivered via electric vans or cargo tricycles.
- May be used in conjunction with consolidation centers.



Source: nyc.streetsblog.org

OFF-HOUR DELIVERY

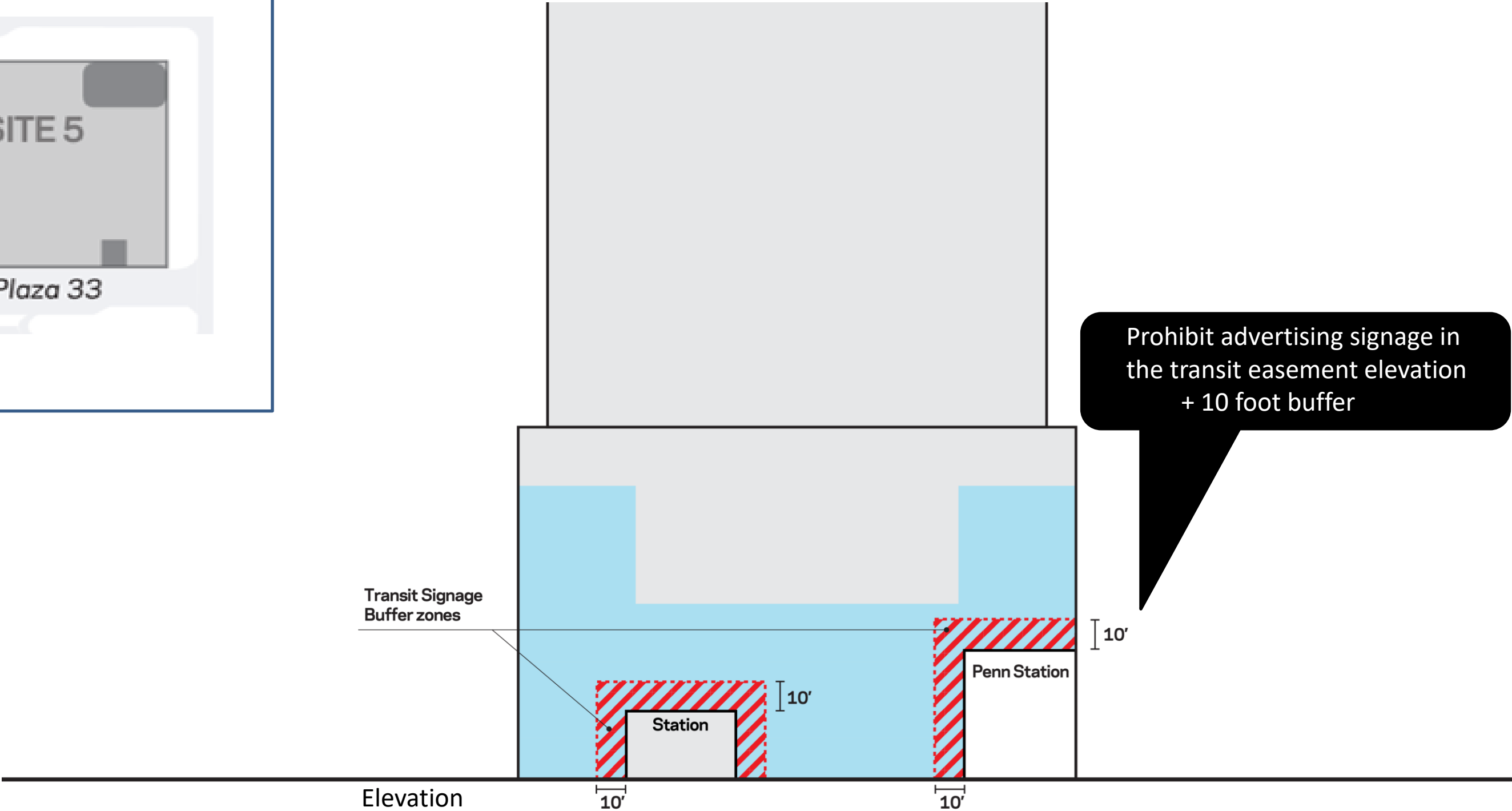
- Off-hours delivery programs (OHD) divert day-time deliveries to evening periods with benefits for carrier companies, truck drivers, and property management alike.
- NYCDOT Off-Hour Program
 - Encourages deliveries between 7pm- 6am
 - Program provides support and assistance, including low-noise training for carriers operating in residential neighborhoods.



© NYC DOT

SIGNAGE





DGs don't override ZR Section 81-52, but will clarify that the transit easement elevations are to be free from Advertising and Accessory Signage



Signage

Signage must be architecturally integrated into buildings



4 Times Square, New York

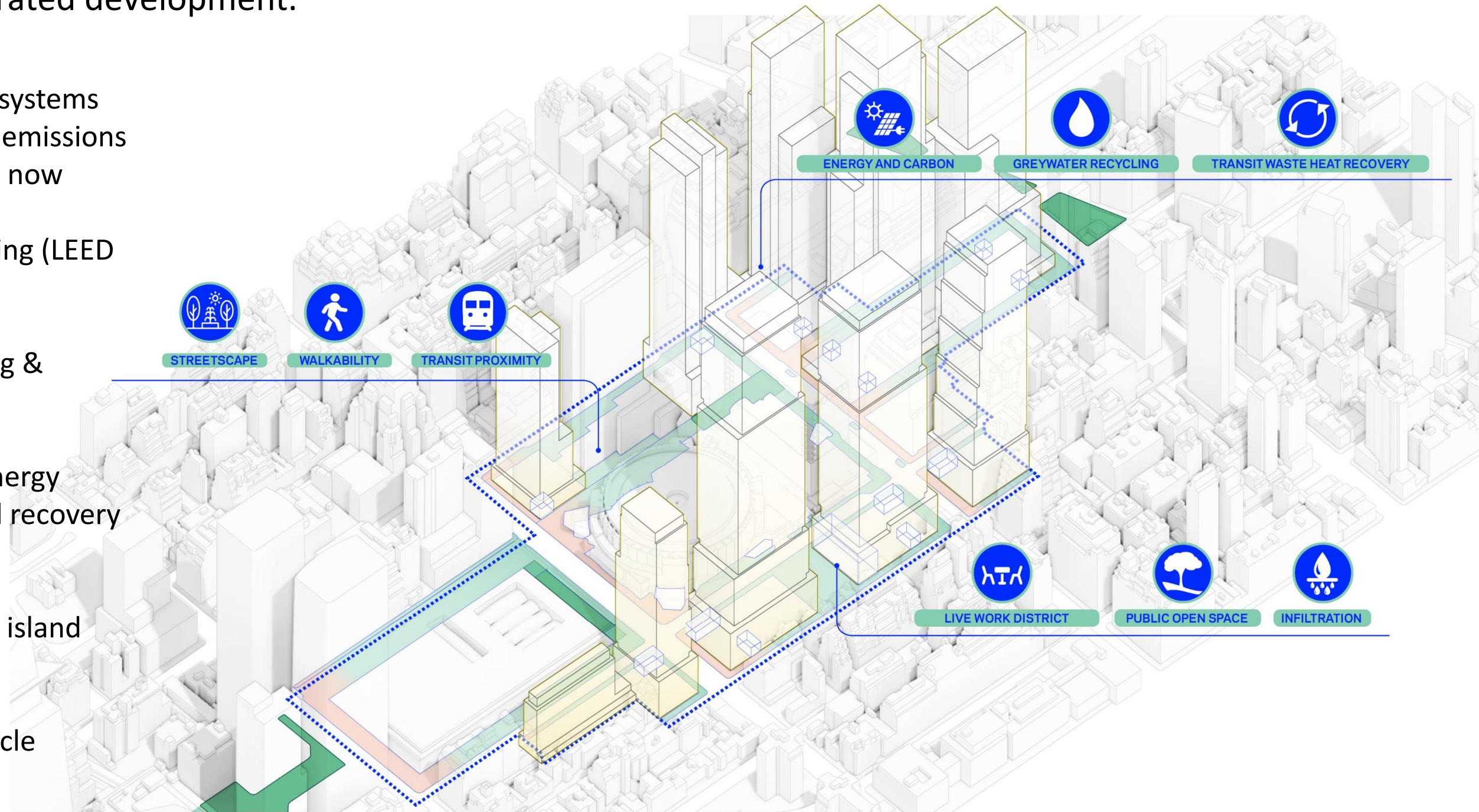


Barclays Building, New York

SUSTAINABILITY

The Penn Station Area aims to set a new standard for low carbon transit integrated development.

- Reduced emissions:
 - all-electric building systems
 - LL97's 2030 Carbon emissions reductions required now
- Measurable Benchmarking (LEED Gold “plus”)
- Enhanced commissioning & optimized operations
- Exploration of on-site energy generation, storage, and recovery systems
- Reduction in urban heat island effect
- Embodied carbon life-cycle calculations and targets
- Zero-waste management strategy requirements



Homelessness and Social Services Working Group

Participating Organizations

Providers

- Breaking Ground
- BRC
- Urban Pathways
- Midtown Community Court
- Fountain House
- Coalition for the Homeless
- CUCS
- Janian
- Drug Policy Alliance
- Center for Court Innovation
- NY Harm Reduction Coalition

Elected Officials and Governmental Agencies

- | | |
|---|-----------|
| • Senator Hoylman | • MTA |
| • Senator Jackson | • Amtrak |
| • Congressman Nadler | • Vornado |
| • Congresswoman
Maloney | • DHS |
| • Assemblymember
Gottfried | • OASAS |
| • Councilman
Bottcher | • OTDA |
| • Manhattan Borough
President Levine | • OMH |
| • Community Boards 4
& 5 | |

Shelter/Housing

- Meet immediate needs of clients first to begin relationship
 - Blankets, food, etc.
- Safe haven beds/Drop in center capacity needed
- Olivieri Center: Ideal capacity would be 150-200 people
 - Services: Medical, site evaluation, meals, showers, benefit coordination
- Supportive housing, near Penn Station
 - Consider street-to-home policies



Supportive housing building, Manhattan



Supportive housing building, Bronx

Public Realm

- Example: Fountain House kiosk/recharge station in Times Square
 - Former clients brought on as peer navigators
 - Connect to services such as harm reduction, mental health, warrants vacated
- Public restrooms/showers/laundry
 - Example: Hub of Hope in Philadelphia/SEPTA



Recharge Station

Health

- Janian mobile van provides medical services
 - Exam table, EKG machine, private spaces for procedures
 - Explore securing a reserved parking space/parking placard
- Explore adding additional street medicine capacity



Inside the mobile medical services van

Harm Reduction

- Example: Bronx Opioid Collective Impact Project
 - Cooperative effort in Bronx between councilmember's office, Third Ave BID, local outreach & harm reduction orgs, healthcare providers
 - Peer involvement
 - Goals:
 - Reduce overdose deaths
 - Increase treatment access
 - Improve health and social system interventions
 - Public awareness & community engagement
- Explore safe injection sites



Bronx Opioid Collective conducting outreach

Coordination

- Coordination between providers/catchment areas necessary
 - Focused coordination needed between street-level & Penn Station interior teams
 - Prevent clients from slipping through cracks
- “Community First” project aims to fill gaps



BRC conducting outreach